

4. Report Applications

There are a variety of different uses for MTCS reports. This section highlights some of the important data fields in the report and describes the ways MTCS users can use the data contained in this report

HUD intends users to challenge information contained in MTCS reports because often, upon further investigation, the problems or issues may be different than they appear in MTCS. Use MTCS data and reports as a starting point for discussion, investigation, research, and analysis.

4.1. Key Data Fields

- **Months Late** indicates the number of months the Housing Quality Standards inspection is overdue. MTCS does not consider an HQS inspection as late until 15 months after the date the unit was last inspected. If the field indicates that an inspection is one month late, for example, 16 months have passed since the unit was last inspected according to the effective date of action in MTCS.
- Date of Last Inspection displays when the family's unit last had a Housing Quality Standard inspection.

4.2. PHA Uses for the Report

- **Plan and manage programs**

A PHA can access the Late HQS Inspection Report to obtain a list of families for whom the PHA has not reported an HQS inspection in the last 15 months. This report applies only to Section 8 certificate, voucher, and moderate rehabilitation programs. Timely HQS inspections are important. HUD considers timely HQS inspections when it determines a PHA's overall SEMAP rating.

4.3. HUD Uses for the Report

- **Monitor PHA performance**

HUD staff can use this report to monitor PHA management and operations. To ensure tenants have safe and decent housing, Section 8 program rules require all units meet HQS, a set of guidelines that describe minimum health and safety requirements. Program administrators inspect all units before initial lease-up and then at least annually to verify HQS compliance.

Prior to a site visit, Field Office or TARC staff may want to print a copy of a PHA's Late HQS Inspection Report to examine PHA inspection procedures for HQS inspections and verify the PHA reports information to MTCS in a timely manner. While on-site, Field Office or TARC staff can also use this report to examine a PHA's record-keeping system and inspection operations.